



VILLAGE OF WARWICK  
INCORPORATED 1867

April 9, 2025

Mayor Michael Newhard and Village Board of Trustees  
Village of Warwick  
77 Main Street  
Warwick, NY 10990

Re: Petition to Amend Zoning Designation  
SBL: 210-11-5

Dear Mayor Newhard and Village Board of Trustees:

Please allow this letter to serve as the Planning Board's report in accordance with § 145-170 of the Village of Warwick Zoning Code.

The Planning Board has previously considered the application of M & L EQUITY AUTO LLC and VANESSA MANN which seeks to alter the existing lot line between 18 Elm Street (SBL 210-11-16.22) and 42 Orchard Street (SBL 210-11-5). Such alteration consists of transferring 5,963 square feet from 42 Orchard Street to 18 Elm Street. The purpose of the project is to eliminate the existing encroachment of M&L Equity Auto facilities across the rear of the Mann property (42 Orchard Street). Other than the installation of additional screening in the form of landscaping and a fence, the application does not propose any new construction.

As part of the Planning Board's review, the Planning Board considered and made a condition of its subdivision/site plan approval the granting of a zone change for the portion of property being transferred to M&L Equity Auto from Residential (R) to Light Industrial (LI). As such, the Planning Board took into account the proposed zone change when making its findings.

The Planning Board has no objection to the zone change as proposed. We note for the Village Board that the applicant must satisfy the remaining conditions as set forth on the Planning Board's conditional site plan and subdivision approval.

This letter was discussed at the Planning Board's meeting held on April 8, 2025, and authorized by a vote of 5 in favor, 0 against and 1 absent.

Very Truly Yours,

Jesse Gallo  
Chairman